

VERMONT

#16*

In **Vermont**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,231**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,105** monthly or **\$49,258** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$23.68
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT VERMONT:

STATE FACTS	
Minimum Wage	\$11.75
Average Renter Wage	\$13.83
2-Bedroom Housing Wage	\$23.68
Number of Renter Households	76,030
Percent Renters	29%

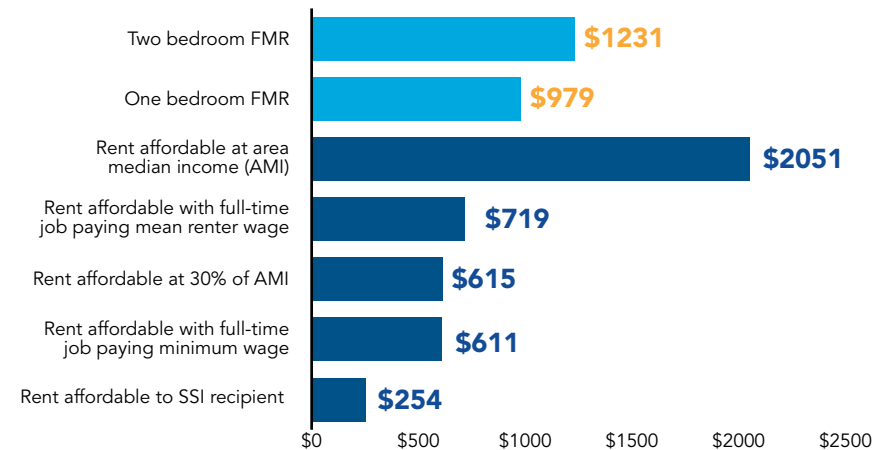
81
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

64
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.6
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington County	\$20.88
Addison County	\$20.35
Lamoille County	\$19.54
Windsor County	\$19.37
Windham County	\$19.10



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

TOWNS WITHIN VERMONT FMR AREAS

BURLINGTON-SOUTH BURLINGTON, VT MSA

CHITTENDEN COUNTY

Bolton town, Buels gore, Burlington city, Charlotte town, Colchester town, Essex town, Hinesburg town, Huntington town, Jericho town, Milton town, Richmond town, Shelburne town, South Burlington city, St. George town, Underhill town, Westford town, Williston town, Winooski city

FRANKLIN COUNTY

Bakersfield town, Berkshire town, Enosburgh town, Fairfax town, Fairfield town, Fletcher town, Franklin town, Georgia town, Highgate town, Montgomery town, Richford town, Sheldon town, St. Albans city, St. Albans town, Swanton town

GRAND ISLE COUNTY

Alburgh town, Grand Isle town, Isle La Motte town, North Hero town, South Hero town

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Vermont	\$23.68	\$1,231	\$49,258	2.0	\$82,044	\$2,051	\$24,613	\$615	76,030	29%	\$13.83	\$719	1.7
Combined Nonmetro Areas	\$18.73	\$974	\$38,958	1.6	\$74,995	\$1,875	\$22,498	\$562	46,096	27%	\$12.80	\$666	1.5
Metropolitan Areas													
Burlington-South Burlington MSA	\$31.31	\$1,628	\$65,120	2.7	\$95,900	\$2,398	\$28,770	\$719	29,934	34%	\$15.34	\$798	2.0
Counties													
Addison County	\$20.35	\$1,058	\$42,320	1.7	\$83,700	\$2,093	\$25,110	\$628	3,500	24%	\$16.61	\$864	1.2
Bennington County	\$18.08	\$940	\$37,600	1.5	\$71,700	\$1,793	\$21,510	\$538	3,787	26%	\$13.44	\$699	1.3
Caledonia County	\$16.19	\$842	\$33,680	1.4	\$67,100	\$1,678	\$20,130	\$503	3,348	27%	\$11.82	\$615	1.4
Essex County	\$14.25	\$741	\$29,640	1.2	\$51,700	\$1,293	\$15,510	\$388	514	19%	\$10.77	\$560	1.3
Lamoille County	\$19.54	\$1,016	\$40,640	1.7	\$75,100	\$1,878	\$22,530	\$563	2,831	27%	\$11.16	\$581	1.8
Orange County	\$18.88	\$982	\$39,280	1.6	\$75,800	\$1,895	\$22,740	\$569	2,397	20%	\$12.16	\$632	1.6
Orleans County	\$15.08	\$784	\$31,360	1.3	\$61,700	\$1,543	\$18,510	\$463	2,570	22%	\$11.15	\$580	1.4
Rutland County	\$17.65	\$918	\$36,720	1.5	\$74,600	\$1,865	\$22,380	\$560	7,238	29%	\$12.29	\$639	1.4
Washington County	\$20.88	\$1,086	\$43,440	1.8	\$82,200	\$2,055	\$24,660	\$617	7,339	30%	\$14.15	\$736	1.5
Windham County	\$19.10	\$993	\$39,720	1.6	\$73,400	\$1,835	\$22,020	\$551	6,201	33%	\$12.42	\$646	1.5
Windsor County	\$19.37	\$1,007	\$40,280	1.6	\$78,700	\$1,968	\$23,610	\$590	6,371	26%	\$11.13	\$579	1.7

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.